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Reforming Parking Policies to Support Smart Growth

prepared for

Metropolitan Transportation Commission Planning Committee















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Smart Growth and TOD Planning Principles



- Integrating land use planning with transit opportunities.
- Higher densities through zoning (e.g. increased FAR) which promote transit use.
- o Accommodating and promoting pedestrian and cyclist activity (walkability).
- Foster livability by creating vibrant communities and preserving open space.
- o Improve mobility and enhance alternatives to auto.
- Design communities so people have a choice in how they live and travel.



Parking Management Principles



The Demand Reduction Cycle





Parking Management Principles



- Parking is just one component of transportation access – use it to support community goals.
- Parking Management is a resource allocation tool
- o Balance Use of the Transportation Network
- Pricing Parking is the Most Effective Tool
- Excessive Parking is an inefficient use of land



General Smart Growth Parking Practices



- Increase Parking Facility Efficiency
 - Shared Use Parking
 - Improve Parking Enforcement
 - In-lieu Fees
 - New Technologies
 - Unbundle Parking
- Reduce Parking Demand
 - Encourage Transit Alternatives
 - TSM and TDM
 - Parking Pricing and Variable Pricing Plans
 - Provide Financial Incentives
 - Improve Pedestrian and Cyclist Conditions
- Support Strategies
 - Improve User Information through Way-finding Systems
 - Coordinate Parking Facilities to Address Spillover Problems
 - Encourage Coordination Parking Stakeholders
 - Implement Mobility Management



Case Studies



	Citywide Information				
City	Total Population	Number of Households	Average Household Size	BART Station?	Transit Providers
Berkeley	102,743	44,955	2.16	Yes	AC Transit, BART
Hercules	19,497	6,428	3.03	No	WestCAT
Menlo Park	30,785	12,387	2.14	No	Caltrain, SamTrans, VTA
Morgan Hill	33,556	10,846	3.05	No	Caltrain, VTA
San Francisco	776,733	329,700	2.3	Yes	BART, Caltrain, MUNI
San Rafael	56,063	22,371	2.42	No	GGBTD, MCTD
Union City	66,869	18,642	3.57	Yes	AC Transit, BART, UC Transit
Vallejo	116,760	39,601	2.9	No	BayLink Ferry, Benicia Transit, Vallejo Transit, Vine Transit



Berkeley



o Goals

- Support General Plan parking goals
- Create a parking management plan
- Examine on- and off-street pricing effects
- Refine downtown parking codes

o Study Area

Downtown adjacent to UC Berkeley Campus

- Develop a variable pricing plan
- Encourage coordination between public and private parking facilities
- Improve signage and refine way-finding system
- Tailor policies to projects specific parking demands





Hercules



o Goals

- Investigate policies and investments for town center and transit hub
- Manage mobility and circulation
- Administer and fund appropriate parking
- Develop Smart Growth parking guidelines for Sycamore Downtown

o Study Areas

- Waterfront TOD
- Sycamore Downtown



- Create a program for developing Parking Benefit Districts
- Develop pricing plans for parking facilities
- Develop model regulation and requirements for joint public/private developments



Menlo Park



o Goals

- Downtown parking management plan
 - Shared use parking
 - Parking benefit district
 - Appropriate Downtown parking requirements

o Study Area

- Downtown Core Area
- Adjacent to Caltrain Station

- Assess existing time limits
- Develop parking pricing strategies
- Create In-lieu fees for new parking facilities
- Develop guides for TDM programs
- Evaluate appropriate Minimum/Maximum requirements
- Determine appropriate demand for parking structure development





Morgan Hill



o Goals

- Revise parking management plans
- Refine parking codes
- Develop Pedestrian/Bike supportive Policies
- Reassess 2005 Parking Management Plan

Downtown Study Area

- Downtown Core Area
- Adjacent to Caltrain Depot

- Develop strategies to encourage connection between Downtown and Caltrain Depot
- Create a program for developing Parking Benefit Districts
- Create In-lieu fees options for downtown area





San Francisco



o **Goals**

- Evaluate parking in a redevelopment area
- Develop a parking model for other areas in the City
- Understand parking trends within a new transit corridor
- Assess residents' parking concerns in adjacent areas

o Study Area

- Mission Bay North
- Mission Bay UCSF Campus

- Develop pricing plans for proposed parking facilities
- Perform additional TDM measures
- Develop program for transit subsidies



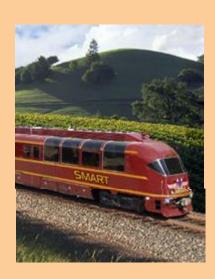


San Rafael



o Goals

- Determine effects of unbundling on commercial development
- Optimize use of land for parking
- Evaluate new parking policies for the City Council
- Identify costs for the appropriate use of parking structures (maximize parking and minimizing costs)



o Study Areas

- Downtown
- North Gate Mall

- Create parking policies linked to transit hubs
- Review existing parking minimums and potential for reduction



Union City



o **Goals**

- Analyze in-lieu fee benefits
- Assess feasibility of unbundling requirements for future developments.
- Examine shared use parking policy options for PGE site.

o Study Area

- Surrounds BART Station
- Proposed for future mixeduse development



- Develop in-lieu fee strategy for future development
- Evaluate feasibility and merit of unbundling
- Develop shared parking policy options for proposed city parking lot



Vallejo



o Goals

- Develop parking management plan
- Determine effects of developing on surface lots
- Examine potential for a shared use parking structure
- Parking management plan which can be phased

o Study Area

- Downtown
- Central Waterfront

Work Scope Objectives

Create parking allotments for users in management plan





Next Steps



- o **June/July** Data collection field work for each of the case studies; summary of work.
- August Cruising for parking at the case study locations and the estimated impact on air quality.
- o **September/November** Documenting case studies profiles and smart growth/TOD parking strategies for each of the case studies.

